

Vincent Golf

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/4 Lyons Court Dandenong North VIC 3175

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

## Median Sale Price

\$447,500 Units in Dandenong north between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2/8 Scullin Street Dandenong North Sold Price**

**\$480,000**

Sold Date

**28-Jun-18**

 2  2  1

Distance

**0.31km**



**1/11 Jeffrey Street Dandenong North VIC 3175**

Sold Price <sup>RS</sup>

**\$455,000** <sup>UN</sup>

Sold Date

**23-Apr-19**

 3  2  1

Distance

**0.72km**



**1/32 Victor Avenue Dandenong North VIC 3175**

Sold Price <sup>RS</sup>

**\$445,000**

Sold Date

**15-Jun-19**

 3  1  2

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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